LOT 3 SUMMER HILL S/D.

764-1031, WD 816-462, DC 1112-83

SBM INVESTMENT GROUP LLC/OBERMEYER RICK DAVID
1360 SW 25TH LN
PALM CITY, FL 34990

2027

14-5S-15-00460-103

BUILDING CHARACTERISTICS

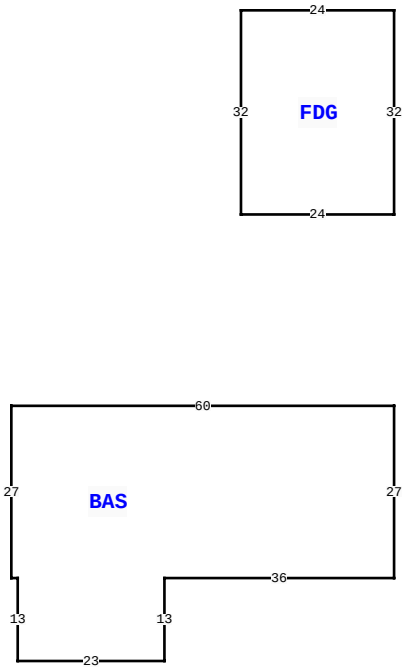
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100		1,919	52,458
FDG	768	75		576	15,746
TOTALS	2,687			2,495	68,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,495	113.9000	68.34	170,508	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1919 HX Base Yr



893 SW MONTEGO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,203
TOTAL MARKET OB/XF VALUE	8,950
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	132,153
SOH/AGL Deduction	0
ASSESSED VALUE	132,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,153
TOTAL JUST VALUE	132,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13933	GARAGE	65	04/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/529	4/07/2026	WD	U	I	37	100,000
GRANTOR: CURRENS BRENDA CAROLE						
GRANTEE: SBM INVESTMENT GROU						
0764/1031	8/10/1992	AG	U	V	13	15,500
GRANTOR: PETE GIEBEIG						
GRANTEE: JOSEPH F CURRENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E1 S13 E23 N13 E36 N27 $
FDG=[ORIG=0,-30] N32 W24 S32 E24 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/03/2026 BY TP Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS